



Warehouse and Land Available

483 - 495 Frelinghuysen Avenue

NEWARK, NJ

Available Space: Land: +/- 50,000 SF 1.15 Acres
Warehouse: 20,000 TSF - 12,000 SF -
19' CH and 8,000 SF - 27' CH

Available: Call for pricing

Location: Easy accesss: I-78, I-95, I-280, 1&9, 22, 21, I-287,
Garden State Parkway, Newark Airport and Port of
Newark

Features:

- 2 offices, 2 restrooms
- 2nd floor office, 1 restroom with shower
- 3 Loading docks with level loaders, 1 drive-in
- 3 Phase, 600 Amps
- Municipal water and sewer
- Gas heat
- On-site parking
- Building signage
- Zoning: I-1 Industrial

Maria Lima
Senior Vice President
973-864-0718 cell
mlima@weichertcommercial.com

David R Williams
Senior Vice President
201-218-0658 cell
drwilliams@weichertcommercial.com

Exclusive Broker

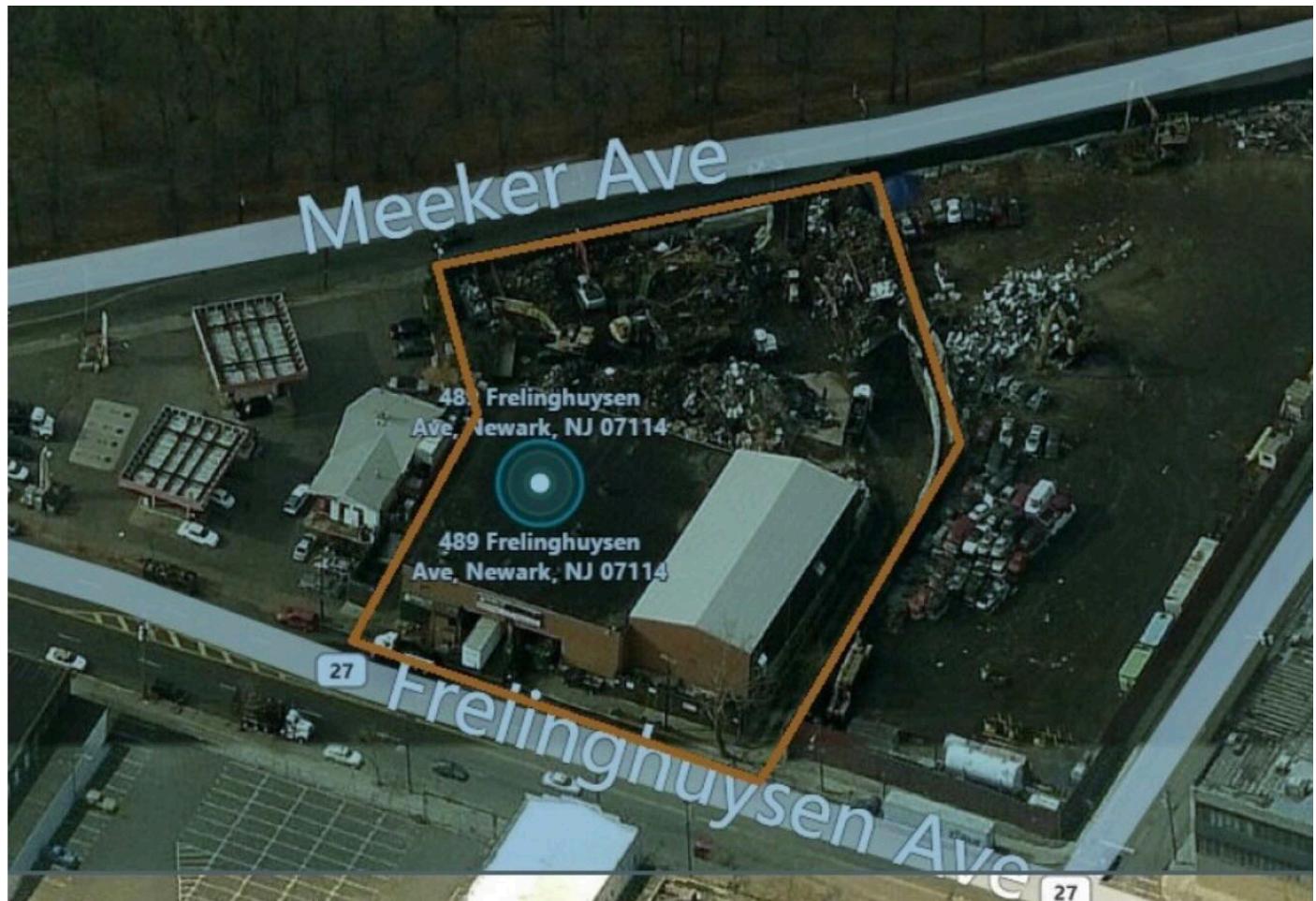
Weichert | Commercial
Brokerage, Inc.

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

483-495 Frelinghuysen Avenue

Aerial



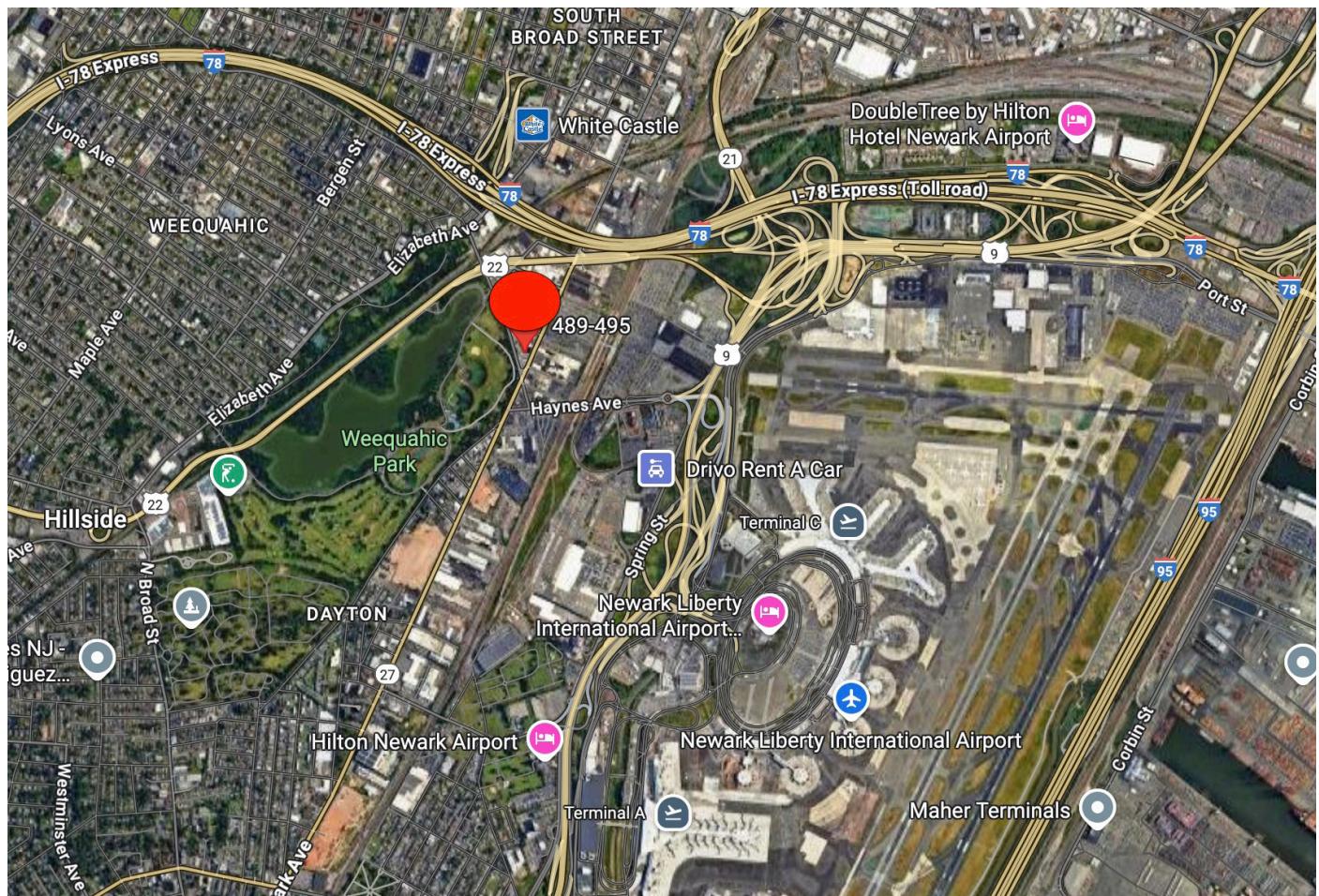
Weichert | Commercial
Brokerage, Inc.

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

483-495 Frelinghuysen Avenue

Aerial Map



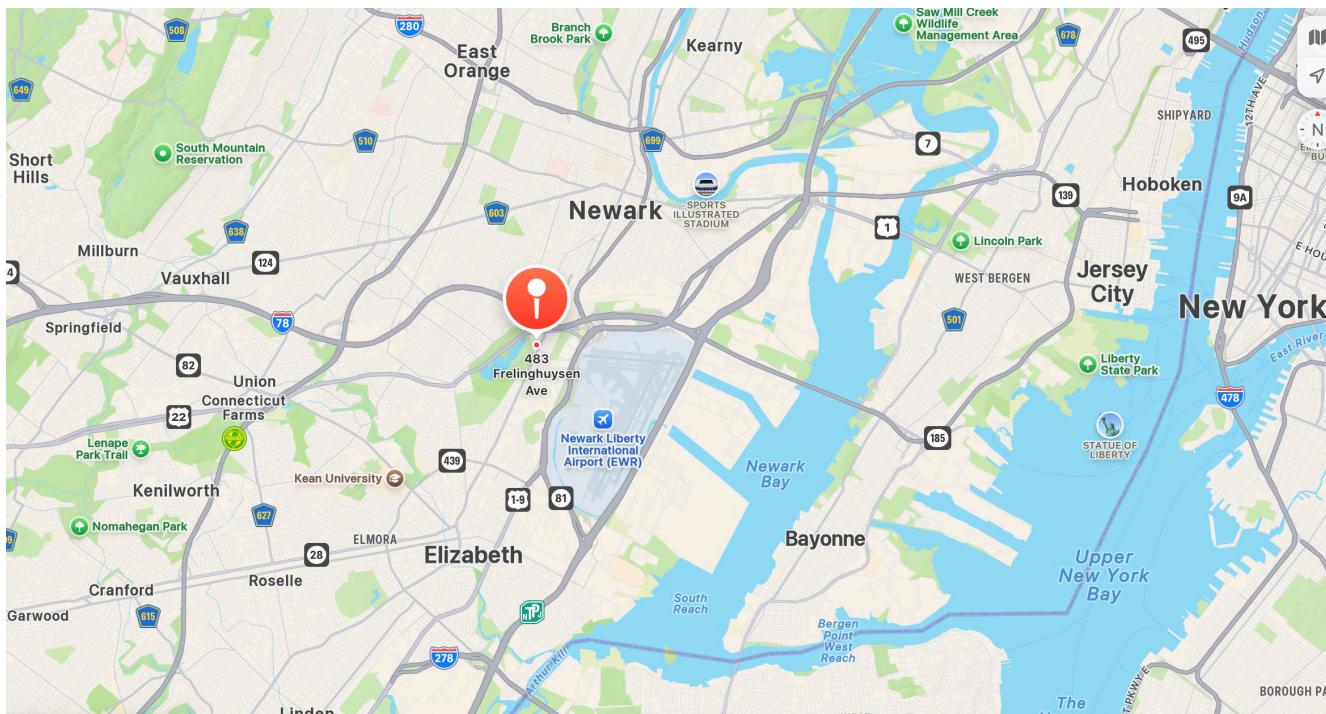
Weichert | Commercial Brokerage, Inc.

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

483-495 Frelinghuysen Avenue

Map



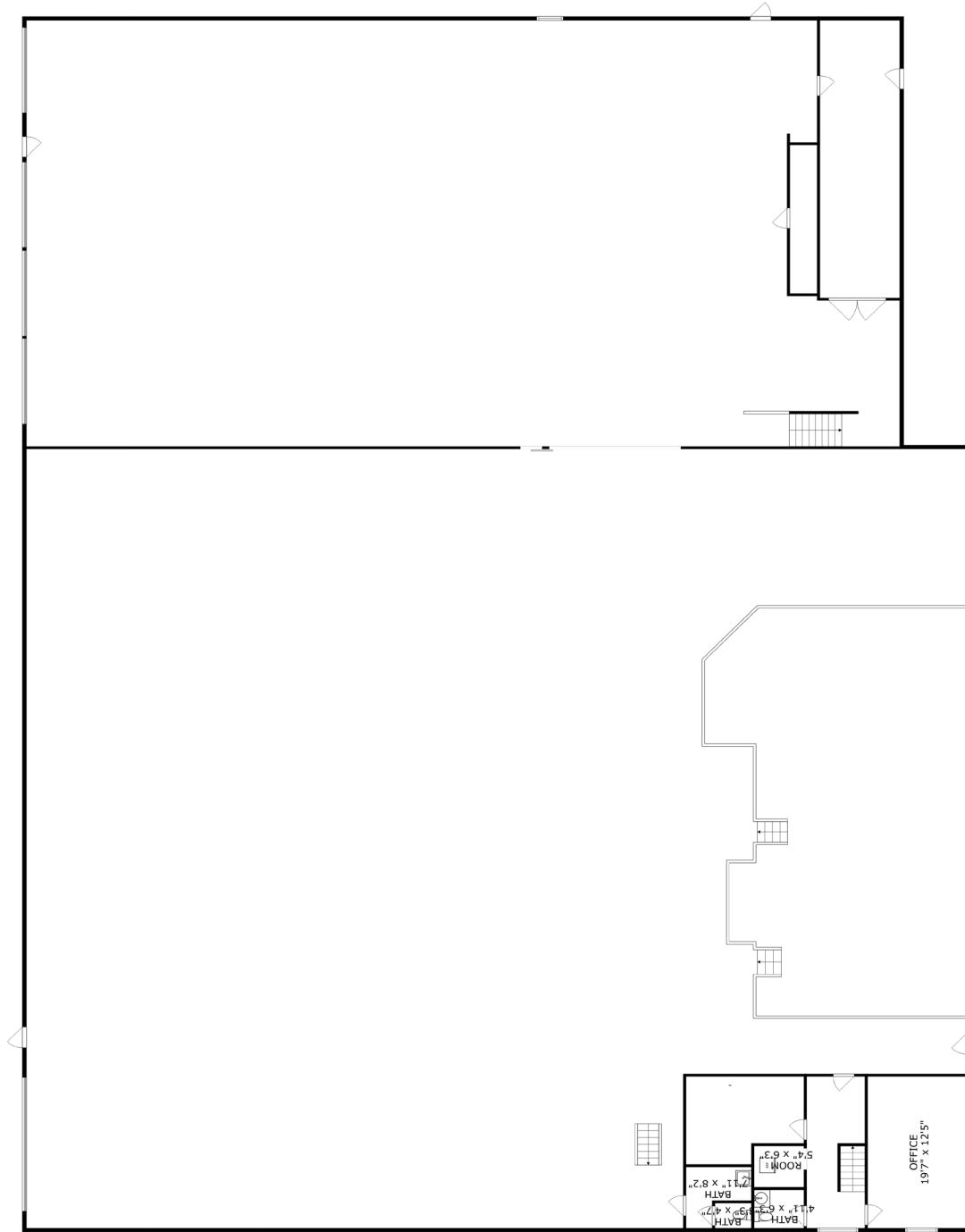
Weichert | Commercial
Brokerage, Inc.

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

483-495 Frelinghuysen Avenue

Floor Plan - Main Warehouse



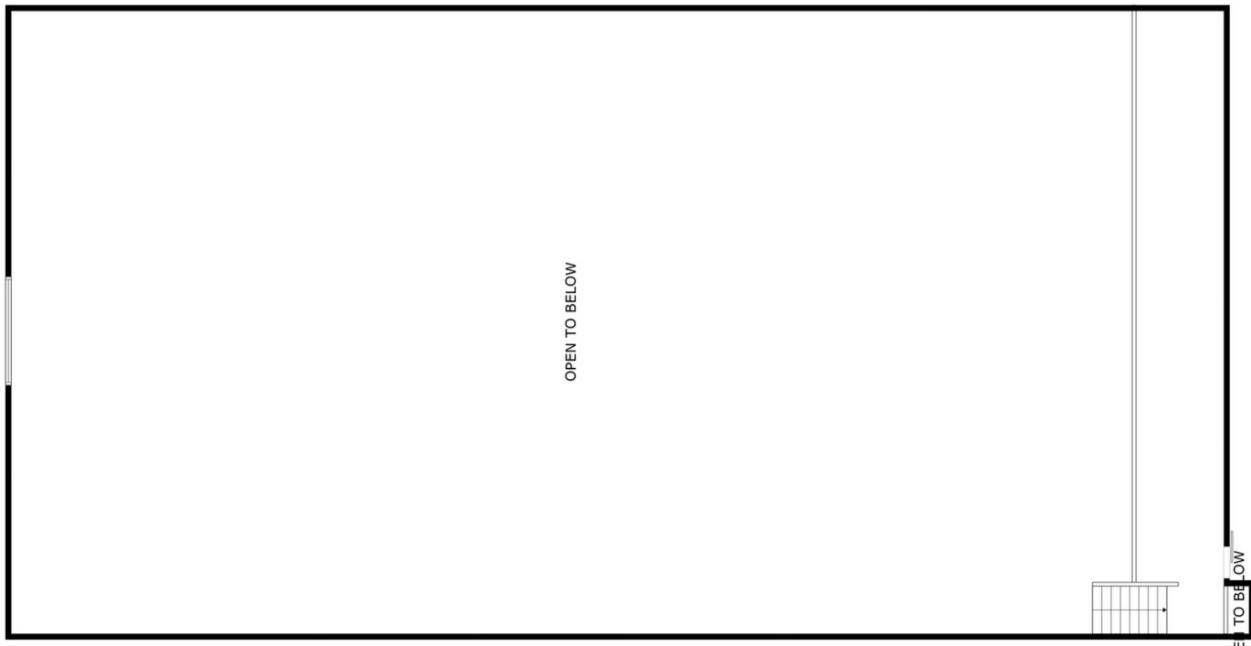
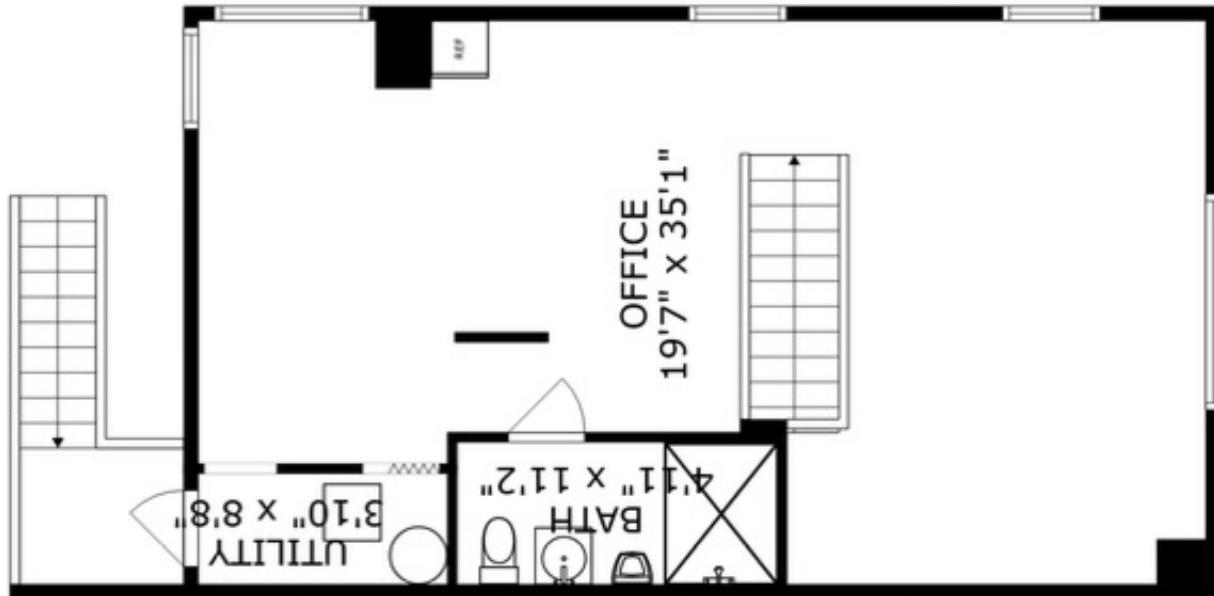
Weichert | Commercial
Brokerage, Inc.

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

483-495 Frelinghuysen Avenue

Floor Plan - 2nd Floor



Weichert Commercial
Brokerage, Inc.

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

483-495 Frelinghuysen Avenue

Zoning - I-1 Industrial

Permitted Principal Uses:

Commercial/Wholesale Manufacturing
Manufacturing, Light
Flex Space, Light Industrial
Research and Development
Development Self Storage Shipping Container Storage
Artisan and Craft Workspace
Animal Daycare, Animal Grooming
Data Center
Bail Bond Agency
Check-Cashing Establishment
Commercial Antennas and Microwave Dishes
Collocation Commercial Recreation
Large Scale Commercial Recreation
Small Scale Community Center Convenience
Retail Co-Working,
Incubator, or Shared Office Data
Center Emergency Food Distribution Center
Food Pantry & Soup Kitchen
Finance, Insurance, Real Estate, or Securities Brokerage
Consumer Services Fish, Meat and Poultry Markets
Fitness Center Flex Space
Light Industrial Governmental (Non-Municipal)
Uses Heavy Retail and
Service Homeless Shelter Hotels (See Section 41:4-6, Additional Standards)
Laundry Facility
Light Municipal Uses
Nightclubs, Discotheques & Cabarets Operation
Facilities for Bus/Taxicab/Ambulance/Limousine Research and
Development Self Storage Shipping Container Storage (see Section 41:22)
Restaurant
Solar Energy System
Take-Out Restaurant
Telephone Switching Facility
Veterinary Clinic or Office Veterinary Hospital
Wholesale Bakeries
Wholesale Trade

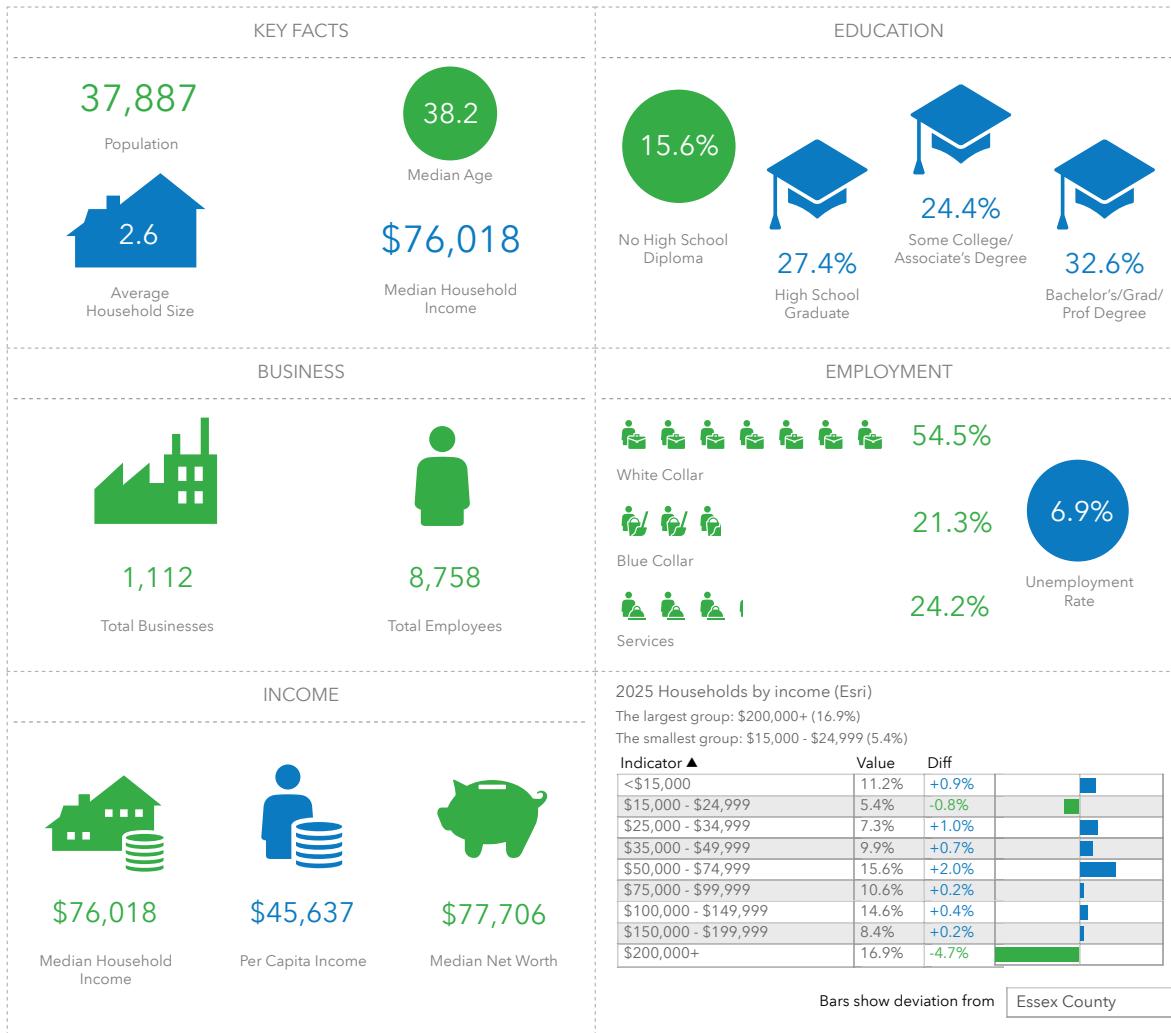
Weichert | Commercial
Brokerage, Inc.

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

483-495 Frelinghuysen Avenue

Key Facts



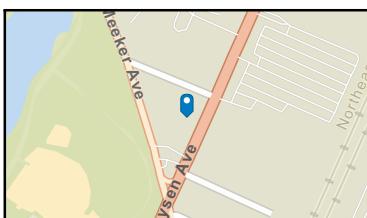
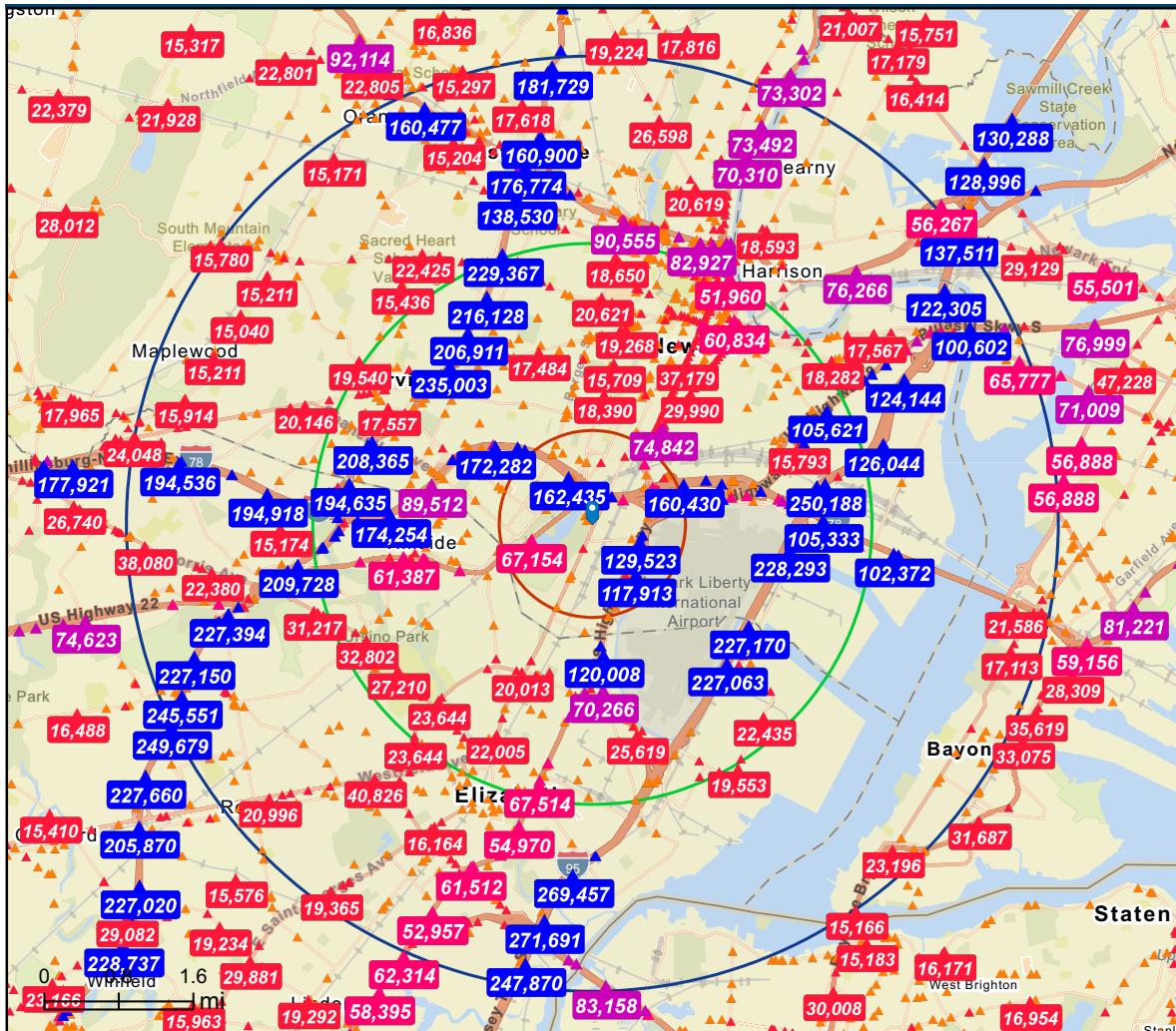
Weichert | Commercial Brokerage, Inc.

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

483-495 Frelinghuysen Avenue

Traffic Count



Weichert® Commercial Brokerage, Inc.

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.